

FOR SALE

BURBANK RETAIL STRIP CENTER

COMMERCIAL PROPERTY FOR SALE PRIME LOCATION IN BURBANK, CA



401- 407 N VICTORY BLVD BURBANK CA 91502



OFFERING SUMMARY		OFFERING SUMMARY	
	401-407 N Victory Blvd		
ADDRESS	Burbank, CA 91502	OFFERING PRICE	\$4,999,990.
COUNTY	Los Angeles		
TYPE	Shopping Plaza	OCCUPANCY	100 %
BUILDING SF	5,353 sf		
LAND SF	13,393 sf	DEMOGRAPHIC	
YEAR BUILT	1987	2023 POPULATION	102,755.
APN	2449016044	2023 MEDIAN HH INCOME	95,816.



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INVESTMENT HIGHLIGHTS

Features:

- Highly **desirable** retail center.
- **Fully** leased with long term tenants.
- Located in a **high-traffic** area with excellent exposure.
- Proximity to major highways, restaurants, and retail hubs.
- Below Market Rent-Potential **increase** gross income.
- Generous parking lot for customers.
- 1031 exchange.

LOCATION SUMMARY

First Time on the Market in **OVER 30 Years!**

This exceptional commercial property, constructed in 1987, is available for sale for the first time in over three decades. Located on a busy high traffic area on North Victory Blvd in the heart of Burbank. it offers unparalleled visibility and accessibility, making it an ideal choice for various business ventures. Proximity to Major Highways, Restaurants, and Retail Hubs like IKEA, In-N-Out Burger, TJ Maxx, Target, Costco, The Home Depot, AMC Burbank, and Walmart.



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